160.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,078,900 / 1,078,900
					USE VALUE:	1,078,900 / 1,078,900
					ASSESSED:	1,078,900 / 1,078,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN THOMAS M JR &
Owner 2:	GRAHAM SHERRY A
Owner 3:	
Street 1:	71 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BREEN MICHEAL J & SHEILA M -
Owner 2:	-
Street 1:	71 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 13,238 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Stucco Exterior and 2304 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13238.000	503,100	3,800	572,000	1,078,900
Total Card	0.304	503,100	3,800	572,000	1,078,900
Total Parcel	0.304	503,100	3,800	572,000	1,078,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.27 | /Parcel: 468.2

Legal Description

User Acct 106619

GIS Ref

GIS Ref

Insp Date 10/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 160.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	503,300	3800	13,238.	572,000	1,079,100	1,079,100	Year End Roll	12/18/2019
2019	101	FV	383,500	3800	13,238.	572,000	959,300	959,300	Year End Roll	1/3/2019
2018	101	FV	383,500	3800	13,238.	506,600	893,900	893,900	Year End Roll	12/20/2017
2017	101	FV	383,500	3800	13,238.	424,900	812,200	812,200	Year End Roll	1/3/2017
2016	101	FV	383,500	3800	13,238.	424,900	812,200	812,200	Year End	1/4/2016
2015	101	FV	356,600	3800	13,238.	367,700	728,100	728,100	Year End Roll	12/11/2014
2014	101	FV	356,600	3800	13,238.	355,500	715,900	715,900	Year End Roll	12/16/2013
2013	101	FV	263,700	3800	13,238.	338,300	605,800	605,800		12/13/2012

!12503!

PRINT

Date	Time
12/11/20	02:35:15

LAST REV

Date	Time
10/12/18	10:23:46
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12503

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BREEN MICHEAL J	59607-23		7/26/2012		745,000	No	No		
BREEN RUFINA	26614-67		8/27/1996		1	No	No		Rufina Breen dod 1/23/09

USER DEFINED

Prior Id # 1:	106619
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2012	1532	Re-Roof	9,131	C				
1/27/2006	50	Manual	12,000	C		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
2/23/2009	Info Fm Prmt	MM	Mary M
1/14/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	256	PATRIOT
7/17/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13238		Sq. Ft.	Site		0	70.	0.62	8									571,999						572,000	

Total AC/HA: 0.30390 | Total SF/SM: 13238 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 571,999 | Spl Credit | Total: 572,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10572910
Const Adj.:	0.98206019
Adj $ / SQ:	141.166
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	527340
Depreciation:	24258
Depreciated Total:	503083

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

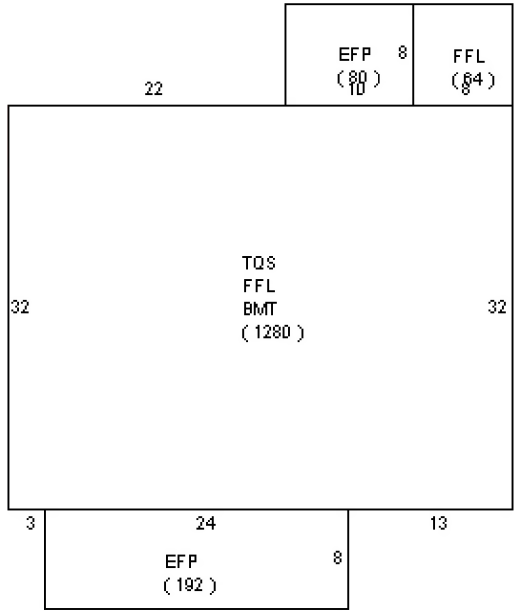
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	155.28
Special Features:	0	Val/Su Net:	130.47
Final Total:	503100	Val/Su SzAd	218.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,344	141.170	189,727
BMT	Basement	1,280	42.350	54,208
TQS	3/4 Story	960	141.170	135,519
EFP	Enclos Porch	272	36.570	9,946

Net Sketched Area:	3,856	Total:	389,400
Size Ad	2304	Gross Are	4176	FinArea	2304
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X18	A	AV	1913	24.92	T	40	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800

IMAGE

AssessPro Patriot Properties, Inc